

Reference:

BA/2017/0391/COND

Location

Deerfoot 76 Lower Street, Horning

BA/2017/0391/COND - 76 Lower Street



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Ordnance Survey
100021573.

NORTH
1:10,000

Application for Determination
Report by Planning Officer

Target date:	14 December 2017
Parish:	Horning
Reference:	BA/2017/0391/COND
Location:	Deerfoot, 76 Lower Street, Horning
Proposal:	Variation of condition 2, approved plans or permission of BA/2017/0010/HOUSEH
Applicant:	Mr Len Funnell
Recommendation:	Approve subject to conditions
Reason for referral to Committee:	Applicant is related to a Member of the Navigation Committee

1 Description of Site and Proposals

- 1.1 The application site is a two storey, detached riverfront dwelling in the village of Horning. The substantial render and timber clad dwelling has an integral boathouse and balconies on the riverfront (west) and north elevations. Mooring cuts to neighbouring properties exist either side, to the north there is a roadside dwelling with a curtilage extending to the river, while to the south the neighbouring dwelling is also at the riverfront. A dwelling exists to the immediate rear of the application site, on higher ground at the roadside and these two dwellings and that to the south share an access from the road. They are also all in the same ownership and are currently all let as holiday accommodation. The site is in the Horning Conservation Area.
- 1.2 Earlier in 2017, planning permission was granted for a two storey side extension and new attached garage (BA/2017/0010/HOUSEH).
- 1.3 The garage was to be attached to the northern side of the rear elevation, adjoining a single storey utility room and in an area which is currently grass. This garage would measure approximately 6 metres by 6 metres in footprint and be single storey with a dual pitched roof at approximately 4.5 metres above ground level. It would be rendered to match the lower parts of the

dwelling and have a window in the end elevation and large roller shutter door on the south elevation to the existing drive and parking area.

- 1.4 This application proposes varying condition 2 of that approval to apply to amended plans with an alternative proposal for the garage. Rather than providing garage accommodation in a new extension, it is proposed to provide this within the existing attached wet boatshed on the southern side of the dwelling. There would be no extension to the external footprint, only the provision of a ramp up on the east elevation to a new sectional up and over door in place of an existing personnel door and small window. Internally, approximately 5 metres of the existing 12 metre long wet dock would be built over with a beam and block floor. The dock would not be infilled so the water would remain beneath the new floor and this alteration would be reversible. A new blockwork wall internally would separate this new garage from the retained boatshed and a decking walkway would be provided across the end of the remaining wet dock.
- 1.5 The side extension would remain as approved.

2 Site History

BA/2005/1309/HISTAP Erection of two-storey replacement dwelling – Approved subject to conditions

BA/2017/0010/HOUSEH Garage and extension - Approved subject to conditions

3 Consultation

Parish Council – The Parish Council supports this application.

District Member – the application can be determined by the Head of Planning.

Representations

None received at time of writing report, consultation period ongoing.

4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF
Development-Plan-document](#)

DP4 - Design

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

DP5 – Historic Environment

DP28 – Amenity

Neighbourhood plans

- 4.3 There is no neighbourhood plan in force for this area.

5 Assessment

- 5.1 The application proposes amending an approved scheme to alter an dwelling and this is acceptable in principle. The main considerations are the design, impact on the Conservation Area, flood risk and impact on amenity.
- 5.2 The only external change would be the provision of a large up and over door on the east elevation facing the driveway. This would be of the same scale and similar in appearance to an existing roller shutter door to the boatshed on the river elevation. It would be visible when looking down the drive from Lower Street, but it is not considered to significantly alter the appearance of the dwelling or be inappropriate in design or material to the dwelling. Any impact of this alteration on the appearance of the dwelling and character of the Conservation Area would be far reduced from the approved garage extension which was considered acceptable and the proposal is considered acceptable in accordance with Policies DP4 and DP5. The agent has advised that there would be no additional need for boatshed accommodation on the site as a result of the proposal.
- 5.3 In terms of flood risk, the proposal would not affect the capacity of the existing wet dock and the level of the new floor would match the existing so the proposal is acceptable in accordance with the Environment Agency's flood risk standing advice.
- 5.4 The proposal would have less impact on the amenity of neighbouring occupiers than the approved garage extension and is acceptable in accordance with Policy DP28.
- 5.5 It should be noted that whilst this proposed as an alternative to the existing permission, approving this application would result in a situation where either permission could be implemented. In theory, both permissions could be lawfully implemented and it would be necessary to enter into a section 106 agreement to prevent this if it were considered necessary. However, it is not considered that the risks or impacts of both permissions being implemented are so significant to justify this here.

6 Conclusion

- 6.1 The application proposes altering an existing permission to provide garage accommodation within an existing boatshed instead of as a new extension. As a result, the only external change would be the provision of a large up and over door. This is acceptable in design and heritage terms and the proposal would have no adverse impacts in terms of flood risk or amenity. It is therefore considered acceptable.

7 Recommendation

Approve subject to conditions

- (i) Standard time limit
- (ii) In accordance with approved plans
- (iii) Materials to match existing
- (iv) Removed permitted development rights for extensions

8 Reason for recommendation

- 8.1 The proposal is considered acceptable in accordance with Policies DP4, DP5 and DP28 of the adopted Development Management Policies DPD (2011) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

9 Note by Solicitor and Monitoring Officer

- 9.1 In accordance with the procedures set out in paragraph 2 of the Code of Conduct for Members on Planning Committee and Officers, I have been informed of this application. I have read the file and this draft report on 20th November 2017. I confirm that I consider that this matter has been dealt with in accordance with normal processes and procedures and that the recommendation appears uncoloured by the relationship noted in this report. I have asked that this paragraph be inserted into the report

Background papers: BA/2017/0391/COND

Author: Maria Hammond

Date of report: 22 November 2017

Appendices: Appendix A – Location Map

APPENDIX A

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